

Minutes of the Zoning Board of Appeals  
June 13, 2007

Present: Joseph Daigle, Terry Girouard, Cheryl Anderson, Donna Brooks, Richard Coswell  
Absent: David Perry, Gil Carriero

**Hearing: #07-06**  
**Time: 7:30 PM**

1. Joseph Daigle opens the Meeting at 7:35 PM
2. Explains Variance requirements
3. Present: Laura Hill, James Hill. Presents photos and explains reason for addition
4. Bill Gates, surveyor Whitman and Bingham, explains current plot plan, to what Bill Gates found on proposed addition side to be not consistent. Both neighbors intent to have a boundary agreement.
5. Joseph Daigle asks about septic – in front of house.
6. Driveway on opposite side of lot from proposed addition
7. Proposed addition to iron pipe would be closest point of 15' to 16'
8. Plan submitted shows 3 feet.
9. Current porch is 13' to 14' to boundary
10. Richard Coswell explains pre-existing non-conforming status of structure.
11. Donna Brooks Motion for pre-existing non-conforming use
  - A. Cheryl seconds
  - B. Open for discussion
12. Cheryl notes field card 1959 AYB, 17,452 sq. ft. lot, 50 feet of frontage. Notes finding for pre-existing non-conforming.
13. Richard Coswell – setbacks for conformity November 1972: Lot size: 45,000 s.f.; Frontage: 150 feet; Front setback: 40 feet; Side setback: 25 feet; Rear setback: 25 feet
14. Unanimous vote for non-conforming pre-existing status 1.42 Special Permit
15. Joseph Daigle asks for height to mean grade.
  - A. New addition will not exceed existing house
16. No further information given
17. Joseph Daigle explains the Hearing and Procedures on Closing – 20 day Appeal Period, etc.
18. One set of photos for record (8 total)
19. Hearing closed 8:13 PM

**Deliberation: 07-06**  
**Time: 8:18 PM**

1. Donna Brooks Motions to approve addition not to exceed existing height and not to get closer than 3 feet.
2. Cheryl Anderson seconds

3. Basis: All measures have been exhausted to settle boundary by certified professionals.
4. Vote: Unanimous to approve (8:25 PM)

Meeting adjourned at 8:25 PM

Respectfully submitted by Terry Girouard, Acting Clerk